



## COVER LETTER

To: The City of Independence  
111 E Maple Ave  
Independence, Mo 64053

Re: Approval for rezoning  
1917-1919 S Scott Ave  
Independence, MO 64052

We are requesting approval for the rezoning of 1917-1919 S Scott from a duplex to a triplex. Back in July of 2018 this property was purchased as a Triplex. It has come to the attention of the management company and the current owner that the third unit, that is referred to at 1917B S Scott, was added without the proper permits being obtained. Therefore, the unit is truly considered a duplex.

After reaching out to the previous sellers, it was brought to my attention that permits were issued in 2017 to do the following:

1. Separate the utility meters so that there are now three meters and not two. The permit list the address as 1917 A&B and 1919 S Scott.
2. Rental inspections for all three units at the S Scott address.

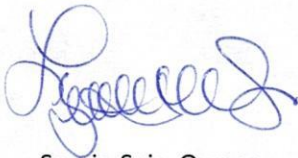
Before purchasing the advertised Multi unit property, the unit at 1917B was tenant occupied and utilities were established. There was no red flag to indicate that we could be dealing with an illegal unit especially when there are actual permits issued by the City of Independence. As I continued the research, I found that if I had established utilities in September of 2018 there would not have been a problem renting out the unit, the owner would still be in the dark regarding this purchase, and the city of independence would have turned on the lights without question, as they issued the permits and performed and approved inspections in March of 2017.

There has already been an engineer report of the structure which is included with this application. I have also included the inspection report from the inspection that was performed before the close of the sale. There are pictures also attached so that you can have a visual of what the third unit looks like.

We would like to be a part of the solution, at the same time we do not want to be penalized for a previous owner that did not pull the permits or for the apparent breakdown in the systems internally at the city of Independence. It is our full intention to be in proper compliance at all times.

Please issue an approval for this unit to be zoned as a Triplex.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sergio Sais", written in a cursive style.

Sergio Sais, Owner  
Lynette Woods, Agent